

FHA COMMERCIAL MORTGAGE PORTFOLIO

Office of Risk Management and Regulatory Affairs

APRIL 2018



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Insured Portfolio	Number of Loans	Loan Balance (\$ millions
Insurance in Force (Beginning)	11,422	89,363.5
Terminations	(68)	(506.7
Claims	(1)	(6.2
Regular Claim	0	0.0
Mark to Market	(1)	(6.2
Partial Payment Claim	0	0.0
Maturity	(1)	0.0
Prepayment	(44)	(294.7
Refinanced with FHA Loans	(22)	(205.8
New Endorsements	116	2,082.
New Business	40	968.8
221(d)(3) ^a	0	0.0
221(d)(4) ^b	34	910.2
223(a)(7) ^c	0	0.0
241 ^e	1	17.9
542(b) New Construction ^f	0	0.0
542(c) New Construction ^g	5	40.7
223(d) ^h	0	0.0
Other Rental ⁱ	0	0.0
Refinance	76	1,113.3
223(a)(7) ^c	10	112.3
223(f) ^d	64	982.0
241 ^e	0	0.0
542(b) Refinance ^f	0	0.0
542(c) Refinance ^g	2	19.0
223(d) ^h	0	0.0
Amortization / Principal Reduction	na	(118.9
Insurance in Force (Ending)	11,470	90,819.9
Defaults		
60+ Day Defaults (Beginning)	10	76.6
No Longer in Default	(1)	(0.3
Reinstated	(1)	(0.3
Default to Delinguent	0	0.0
Terminated Defaults	0	0.0
Continuing Defaults	9	77.0
New 60+ Day Defaults	3	56.
Amortization / Principal Reduction	na	0.7
60+ Day Defaults (Ending)	12	133.

na = not applicable.

NOTE: Data are for Apr 3-May 3, 2018.

^a Section 221(d)(3): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multifamily rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 100 percent of replacement costs for public, nonprofit, and cooperative mortgagors.

^b Section 221(d)(4): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multi-family rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 90 percent of replacement costs irrespective of the type of mortgagor.

^c Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

^d Section 223(f): Insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing.

^e Section 241: Insures mortgage loans to finance repairs, additions, and improvements to multifamily rental housing with FHA-insured first mortgages or HUD-held mortgages.

^f Section 542(b): Authorizes HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), and the Federal Housing Finance Board.

g Section 542(c): Enables HUD to carry out a program in conjunction with qualified state and local housing finance agencies (HFAs) to provide federal credit enhancement for loans for affordable multifamily housing through a system of risk-sharing agreements.

^h Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of multifamily projects with a HUD-insured first mortgage.

¹Other Rental: Mortgage Ioan insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220), and Elderly Housing (Section 231).

SOURCE: U.S. Department of HUD/FHA, May 2018.

11,600 \$95,000 JPB of Insured Multifamily Mortgages (\$ millions) 11,500 \$90,000 11,400 11,300 11,200 \$85,000 11,100 \$80,000 11,000 10,900 10,800 \$75,000 10,700 Jo nu 0,000 Jo nu 10,600 Jo \$70,000 10,500 \$65,000 10,400 2016-06 2016-09 2016-10 2017-03 2017-04 2017-05 2017-06 2017-09 2017-10 2017-12 2018-04 2016-04 2016-05 2016-08 2016-12 2017-02 2017-08 2018-02 2018-03 2016-03 2016-07 2016-11 2017-07 2017-11 2017-01 2018-01 Insurance-in-Force Insured Count

Figure 1: FHA Multifamily Apartments Insurance-in-Force and Count, Last 2 Years

Unpaid Principal Balance (UPB) is the current outstanding principal balance due on the mortgage. SOURCE: U.S. Department of HUD/FHA, May 2018.

Table 2. FHA Multifamily Apartments Pipeline Summary

	Apr 2	Apr 2018 Apr 2017		Apr 2017		to Date	FY 2017	to Date	FY 201	7 Final
	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)
Applications	107	1,622.6	114	1,996.5	759	14,232.3	788	13,482.4	1,435	25,116.2
221(d)(3) ^a , 223(d) ^b , 241(a) ^c	1	2.7	3	46.1	5	53.3	11	140.6	15	186.3
221(d)(4) ^d	31	627.9	35	909.7	288	6,988.8	207	5,142.1	418	10,553.6
223(a)(7) ^e	1	23.0	5	99.9	31	473.5	115	1,620.0	164	2,181.8
223(f) ^f	56	782.8	60	781.8	353	5,088.1	382	5,367.0	692	9,952.2
542 Risk Share ^{g,h}	17	163.5	8	129.8	67	970.3	63	942.7	123	1,687.6
Other Rental ^h	1	22.7	3	29.3	15	658.3	10	270.0	23	554.7
Commitments	65	1,099.1	77	1,377.5	567	9,654.8	696	10,043.1	1,129	16,955.4
221(d)(3) ^a , 223(d) ^b , 241(a) ^c	2	13.8	1	13.7	5	51.9	4	36.4	10	115.3
221(d)(4) ^d	22	425.5	17	524.8	151	3,536.1	116	2,547.1	216	4,752.6

195.9

515.8

127.2

1,345.8

0.0

7.0

428.1

250.7

625.2

34.7

0.0

10

42

7

0

89

1

16

19

47

6

635.5

589.7

230.2

9,121.5

3.588.9

4,386.0

570.9

388.0

155.9

31.9

4.611.5

50

301

52

8

3

567

150

51

314

43

1.768.0

4.778.7

848.7

64.3

30.6

8,626.7

2.304.1

1.990.0

3,908.4

327.5

66.1

165

606

123

1,051

9

10

193

178

572

92

2.119.7

8.019.3

1,669.2

15,177.2

279.2

113.9

4,152.2

2.488.5

7,266.1

905.7

250.8

138

370

67

654

114

141

332

61

5

3

30

8

0

61

2

21

5

28

4

41.4

541.1

77.3

0.0

28.3

625.2

97.9

397.2

43.7

85.0

1,277.2

223(a)(7)e

542 Risk Shareg,h

221(d)(3)a, 223(d)b, 241(a)c

Other Rentalh

Endorsements

221(d)(4)d

223(a)(7)e

542 Risk Shareg,h

Other Rentali

223(f)f

223(f)f

^a Section 221(d)(3): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multi-family rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 100 percent of replacement costs for public, nonprofit, and cooperative mortgagors.

^b Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of multifamily projects with a HUD-insured first mortgage.

^c 241(a): Insures mortgage loans to finance repairs, additions, and improvements to multifamily rental housing and health care facilities with FHA-insured first mortgages or HUD-held mortgages. ^d Section 221(d)(4): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multi-family rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 90 percent of replacement costs irrespective of the type of mortgagor.

e Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

SOURCE: U.S. Department of HUD/FHA, May 2018.

¹ Section 223(f): Insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing. These projects may have been financed originally with conventional or FHA-insured mortgages. Properties requiring substantial rehabilitation are not eligible for mortgage insurance under this program. HUD permits the completion of non-critical repairs after endorsement for mortgage insurance.

⁹ Section 542(b): Authorizes HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), and the Federal Housing Finance Board. The agreements provide for risk-sharing on a 50-50 basis. Currently, only Fannie Mae and Freddie Mac have active risk-sharing programs with HUD.

^hSection 542(c): Enables HUD to carry out a program in conjunction with qualified state and local housing finance agencies (HFAs) to provide federal credit enhancement for loans for affordable multifamily housing through a system of risk-sharing agreements. Agreements provide for risk-sharing between 10 percent and 90 percent.

Other Rental: Mortgage loan insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220), and Elderly Housing (Section 231).

\$2,500 140 120 Endorsement UPB (\$ millions) \$2,000 100 **Endorsement Count** \$1,500 80 60 \$1,000 40 \$500 20 \$0 2018-04 2018-01 2017-12 2016-04 2016-05 2016-06 2016-07 2016-08 2016-09 2016-10 2016-12 2017-01 2017-02 2017-03 2017-04 2017-05 2017-06 2017-07 2017-08 2017-09 2017-10 2017-11 2018-02 2018-03 2016-11 **Edorsement Month** Endorsement Amount Endorsement Count

Figure 2: FHA Multifamily Apartments Endorsement UPB and Count for All Risk Categories, Last 2 Years

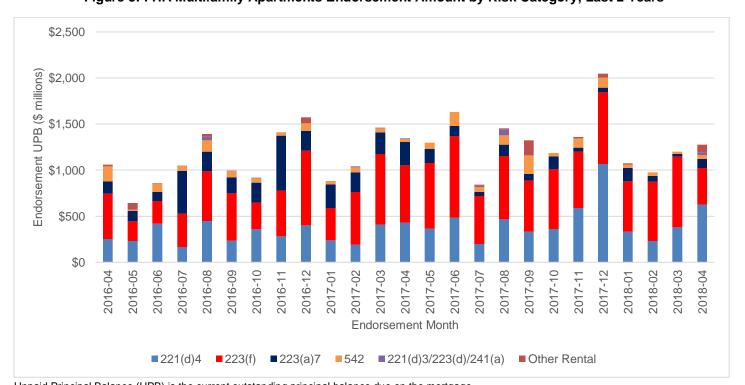


Figure 3: FHA Multifamily Apartments Endorsement Amount by Risk Category, Last 2 Years

Unpaid Principal Balance (UPB) is the current outstanding principal balance due on the mortgage.

Other Rental: Mortgage Ioan Insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220) and Elderly Housing (Section 231).

SOURCE: U.S. Department of HUD/FHA, May 2018.

Table 3. FHA Multifamily Apartments 60+ Day Default Rate						
Calendar Year	Month	Default Rate ^a (%)				
2015	Jan	0.24				
	Feb	0.24				
	Mar	0.23				
	Apr	0.20				
	May	0.15				
	Jun	0.18				
	Jul	0.18				
	Aug	0.16				
	Sep	0.15				
	Oct	0.13				
	Nov	0.12				
	Dec	0.10				
2016	Jan	0.10				
	Feb	0.16				
	Mar	0.11				
	Apr	0.06				
	May	0.14				
	Jun	0.16				
	Jul	0.16				
	Aug	0.16				
	Sep	0.11				
	Oct	0.14				
	Nov	0.11				
	Dec	0.11				
2017	Jan	0.12				
	Feb	0.12				
	Mar	0.09				
	Apr	0.09				
	May	0.11				
	Jun	0.10				
	Jul	0.09				
	Aug	0.15				
	Sep	0.14				
	Oct	0.13				
	Nov	0.13				
	Dec	0.13				
2018	Jan	0.13				
	Feb	0.08				
	Mar	0.09				
	Apr	0.15				

^a The percentage of the total outstanding balance of FHA-insured multifamily loans that are 60 days or more past due. SOURCE: U.S. Department of HUD/FHA, May 2018.

\$140 16 14 \$120 12 \$100 UPB (\$ millions) 10 \$80 Count 8 \$60 6 \$40 4 \$20 2 \$0 2018-04 2016-06 2016-08 2016-09 2016-10 2016-12 2017-02 2017-03 2017-04 2017-06 2017-07 2017-08 2017-09 2017-12 2016-05 2016-07 2016-11 2017-01 2018-01 Default UPB Default Count

Figure 4: FHA Multifamily Apartments Default UPB and Count, Last 2 Years

Insured Portfolio	Table 4. FHA Residential Care Facilities Insured Portfolio, Transitions within Portfolio						
Terminations (17) (150.1) Claims 0 0.0 Regular Claim 0 0.0 Mark to Market 0 0.0 Partial Payment Claim 0 0.0 Maturity 0 0.0 Prepayment (16) (143.9) Refinanced with FHA Loans (1) (6.2) New Endorsements 19 212.6 New Business 2 32.7 223(d)³ 0 0.0 232 New Construction³b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d)³ 0 0.0 232 Refinance³b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults (1) (9.4) Reinstated 0 0.0 Ob- Day Defaults (Beginning) 50 393.9 No Longer in Default (1)	Insured Portfolio	Number of Loans	Loan Balance (\$ millions)				
Claims 0 0.0 Regular Claim 0 0.0 Mark to Market 0 0.0 Partial Payment Claim 0 0.0 Maturity 0 0.0 Prepayment (16) (143.9) Refinanced with FHA Loans (1) (6.2) New Endorsements 19 212.6 New Business 2 32.7 223(d) ^a 0 0.0 232 New Construction ^b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults (1) (9.4) Reinstated 0 0.0 Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Defaults (Delinquent (1) (9.4) <t< td=""><td>Insurance in Force (Beginning)</td><td>3,556</td><td>27,925.7</td></t<>	Insurance in Force (Beginning)	3,556	27,925.7				
Regular Claim 0 0.0 Mark to Market 0 0.0 Partial Payment Claim 0 0.0 Maturity 0 0.0 Prepayment (16) (143.9) Refinanced with FHA Loans (1) (6.2) New Endorsements 19 212.6 New Business 2 32.7 223(d) ^a 0 0.0 232 New Construction ^b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults (1) (9.4) Reinstated 0 0.0 Defaults (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0	Terminations	(17)	(150.1)				
Mark to Market 0 0.0 Partial Payment Claim 0 0.0 Maturity 0 0.0 Prepayment (16) (143.9) Refinanced with FHA Loans (1) (6.2) New Endorsements 19 212.6 New Business 2 32.7 223(d)³ 0 0.0 232 New Construction³ 1 20.0 241c 1 12.7 Refinance 17 179.9 223(d)³ 0 0.0 232 Refinance³ 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 </td <td>Claims</td> <td>0</td> <td>0.0</td>	Claims	0	0.0				
Partial Payment Claim 0 0.0 Maturity 0 0.0 Prepayment (16) (143.9) Refinanced with FHA Loans (1) (6.2) New Endorsements 19 212.6 New Business 2 32.7 223(d)³ 0 0.0 232 New Construction¹b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d)³ 0 0.0 232 Refinance¹b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults	Regular Claim	0	0.0				
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Prepayment (16) (143.9) Refinanced with FHA Loans (1) (6.2) New Endorsements 19 212.6 New Business 2 32.7 223(d)³ 0 0.0 232 New Construction¹b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d)³ 0 0.0 232 Refinance¹b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Partial Payment Claim	0	0.0				
Refinanced with FHA Loans (1) (6.2) New Endorsements 19 212.6 New Business 2 32.7 223(d)a 0 0.0 232 New Constructionb 1 20.0 241c 1 12.7 Refinance 17 179.9 223(d)a 0 0.0 232 Refinanceb 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Maturity	0	0.0				
New Endorsements 19 212.6 New Business 2 32.7 223(d) ^a 0 0.0 232 New Construction ^b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Prepayment	(16)	(143.9)				
New Business 2 32.7 223(d) ^a 0 0.0 232 New Construction ^b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Refinanced with FHA Loans	(1)	(6.2)				
223(d) ^a 0 0.0 232 New Construction ^b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	New Endorsements	19	212.6				
232 New Construction ^b 1 20.0 241° 1 12.7 Refinance 17 179.9 223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	New Business	2	32.7				
241° 1 12.7 Refinance 17 179.9 223(d)³ 0 0.0 232 Refinance¹ 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	223(d) ^a	0	0.0				
Refinance 17 179.9 223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	232 New Construction ^b	1	20.0				
223(d) ^a 0 0.0 232 Refinance ^b 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	241°	1	12.7				
232 Refinanceb 17 179.9 Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Refinance	17	179.9				
Amortization / Principal Reduction na (53.1) Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	223(d) ^a	0	0.0				
Insurance in Force (Ending) 3,558 27,935.2 Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	232 Refinance ^b	17	179.9				
Defaults 60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Amortization / Principal Reduction	na	(53.1)				
60+ Day Defaults (Beginning) 50 393.9 No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Insurance in Force (Ending)	3,558	27,935.2				
No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Defaults						
No Longer in Default (1) (9.4) Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	60+ Day Defaults (Beginning)	50	393.9				
Reinstated 0 0.0 Default to Delinquent (1) (9.4) Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)		(1)	(9.4)				
Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Reinstated	0	0.0				
Terminated Defaults 0 0.0 Continuing Defaults 49 383.9 New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Default to Delinquent	(1)	(9.4)				
New 60+ Day Defaults 2 12.0 Amortization / Principal Reduction na (0.7)	Terminated Defaults		0.0				
Amortization / Principal Reduction na (0.7)	Continuing Defaults	49	383.9				
·	New 60+ Day Defaults	2	12.0				
·	Amortization / Principal Reduction	na	(0.7)				
	60+ Day Defaults (Ending)	51	395.9				

na = not applicable.

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NOTE: Data are for Apr 3-May 3, 2018.

a Section 223(d): Insures 2-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of residential care projects with a HUD-insured first mortgage.

b Section 232: Insures loans to finance nursing homes, assisted living facilities, and board and care facilities. Section 241: Insures loans to finance repairs, additions, and improvements to residential care facilities with FHA-insured first mortgages or HUD-held mortgages. SOURCE: U.S. Department of HUD/FHA, May 2018.

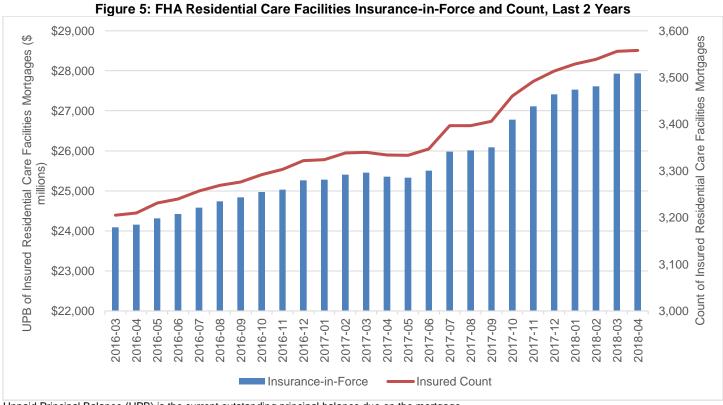


Table 5. FHA Residential Care	Facilities	Pipeline Summary
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	Apr 2	018	Apr 2	2017	FY 2018 to Date		FY 2017 to Date		FY 2017 Final	
	Number of Loans	Loan Balance (\$ millions)								
Applications ^a	26	214.3	40	421.4	250	2,925.1	299	3,468.0	463	5,038.0
223(d) ^b	0	0.0	0	0.0	0	0.0	1	1.2	1	1.2
232 New Construction ^c	1	6.5	2	52.5	12	284.3	15	269.9	24	406.1
232 Refinance ^c	25	207.8	35	358.3	232	2,605.1	277	3,169.5	424	4,556.9
241 ^d	0	0.0	3	10.6	6	35.7	6	27.4	14	73.9
Commitments ^e	15	196.9	29	333.4	177	2,106.9	180	2,081.0	315	3,742.9
223(d) ^b	0	0.0	0	0.0	0	0.0	0	0.0	1	1.2
232 New Construction ^c	2	58.2	4	51.1	5	103.7	11	193.8	17	320.2
232 Refinance ^c	12	133.5	25	282.4	162	1,921.8	165	1,859.0	292	3,391.9
241 ^d	1	5.3	0	0.0	10	81.4	4	28.2	5	29.6
Endorsements ^f	13	120.8	30	354.5	167	2,001.0	156	1,721.9	310	3,405.3
223(d) ^b	0	0.0	0	0.0	0	0.0	0	0.0	1	1.2
232 New Construction ^c	0	0.0	0	0.0	8	115.6	6	134.6	11	244.4
232 Refinance ^c	13	120.8	30	354.5	151	1,833.8	149	1,581.0	293	3,123.5
241 ^d	0	0.0	0	0.0	8	51.6	1	6.3	5	36.3

^a Application data may differ from data reported on the Office of Residential Care Facilities website due to data in the queue that are not yet assigned when this table is prepared.

^b Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of residential care projects with a HUD-insured first mortgage.

[°] Section 232: Insures loans to finance nursing homes, assisted living facilities, and board and care facilities.

d Section 241: Insures loans to finance repairs, additions, and improvements to residential care facilities with FHA-insured first mortgages or HUD-held mortgages.

^eCommitment data may differ from data reported on the Office of Residential Care Facilities website due to differences in when the reports are created.

^f Endorsement data may differ from data reported on the Office of Residential Care Facilities website due to differences in when the reports are created. SOURCE: U.S. Department of HUD/FHA, May 2018.

Table 6. FHA Residential Care Facilities 60+ Day Default Rate						
Calendar Year	Month	Default Rate ^a (%)				
2015	Jan	1.28				
	Feb	1.91				
	Mar	1.95				
	Apr	1.88				
	May	1.76				
	Jun	1.80				
	Jul	1.68				
	Aug	1.63				
	Sep	1.67				
	Oct	1.64				
	Nov	1.70				
	Dec	1.66				
2016	Jan	1.70				
	Feb	1.60				
	Mar	1.63				
	Apr	1.62				
	May	1.62				
	Jun	1.63				
	Jul	1.61				
	Aug	1.83				
	Sep	1.40				
	Oct	1.35				
	Nov	1.39				
	Dec	1.23				
2017	Jan	1.36				
	Feb	1.24				
	Mar	1.28				
	Apr	1.37				
	May	1.45				
	Jun	1.38				
	Jul	1.46				
	Aug	1.41				
	Sep	1.49				
	Oct	1.48				
	Nov	1.41				
	Dec	1.38				
2018	Jan	1.49				
	Feb	1.39				
	Mar	1.41				
	Apr	1.42				

^a The percentage of the total outstanding balance of FHAinsured residential care loans that are 60 days or more past due. SOURCE: U.S. Department of HUD/FHA, May 2018.

\$500 60 \$450 50 \$400 \$350 40 UPB (\$ millions) \$300 Count \$250 \$200 20 \$150 \$100 10 \$50 \$0 2018-04 2016-05 2016-06 2016-07 2016-10 2016-12 2017-01 2017-06 2017-08 2017-12 2018-03 2016-08 2016-09 2017-02 2017-03 2017-04 2017-07 2017-09 2018-02 2016-11 2018-01 Default UPB Default Count

Figure 6: FHA Residential Care Facilities Default UPB and Count, Last 2 Years

Table 7. FHA Hospital Facilities Insured Portfolio	o, Transitions within Po	ortfolio
Insured Portfolio	Number of Loans	Loan Balance (\$ millions)
Insurance in Force (Beginning)	103	6,926.2
Terminations	(2)	(68.7)
Claims	0	0.0
Regular Claim	0	0.0
Mark to Market	0	0.0
Partial Payment Claim	0	0.0
Maturity	0	0.0
Prepayment	(2)	(68.7)
Refinanced with FHA Loans	0	0.0
New Endorsements	0	0.0
New Business	0	0.0
242 Construction – Non-Portfolio Hospitala	0	0.0
241 Construction or Addition – Portfolio Hospital ^b	0	0.0
223(a)(7) Refinancing – Portfolio Hospital ^c	0	0.0
223(f) Refinancing or Acquisition – Non-Portfolio Hospitald	0	0.0
Refinance	0	0.0
223(a)(7) Refinancing – Portfolio Hospital ^c	0	0.0
223(f) Refinancing or Acquisition – Non-Portfolio Hospitald	0	0.0
Amortization / Principal Reduction	na	(10.6)
Insurance in Force (Ending)	101	6,846.9
Defaults		
60+ Day Defaults (Beginning)	1	32.0
No Longer in Default	0	0.0
Reinstated	0	0.0
Default to Delinquent	0	0.0
Terminated Defaults	0	0.0
Continuing Defaults	1	32.0
New 60+ Day Defaults	0	0.0
Amortization / Principal Reduction	na	0.0
60+ Day Defaults (Ending)	1	32.0

na = not applicable.

NOTE: Data are for Apr 3-May 3, 2018.

SOURCE: U.S. Department of HUD/FHA, May 2018.

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^a Section 242: Provides mortgage insurance for acute care hospital facility construction loans.
^b Section 241: Insures mortgage loans to finance repairs, additions, and improvements to hospital facilities with FHA-insured first mortgages or HUD-held mortgages.

^c Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

d Section 223(f): Insures mortgage loans to facilitate the purchase of a hospital facility or the refinancing of an existing hospital facility loan.

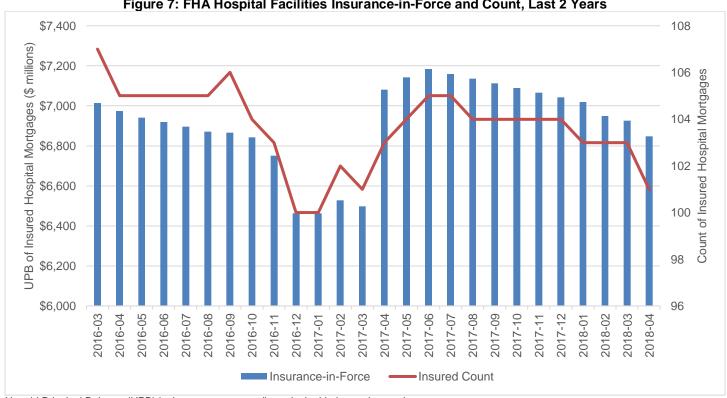


Figure 7: FHA Hospital Facilities Insurance-in-Force and Count, Last 2 Years

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Table 8. FHA Hospital Facilities Pipeline Summary										
	Apr	2018	Арі	2017	FY 2018 to Date		FY 2017 to Date		FY 2017 Final	
	Number of Loans	Loan Balance (\$ millions)								
Applications ^a	0	0.0	0	0.0	1	115.6	2	140.9	7	767.8
242 Construction – Non-Portfolio Hospital ^b 241 Construction or Addition – Portfolio	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Hospital ^c	0	0.0	0	0.0	1	115.6	1	61.3	4	266.5
223(a)(7) Refinancing – Portfolio Hospital ^d 223(f) Refinancing or Acquisition – Non-	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Portfolio Hospital ^e	0	0.0	0	0.0	0	0.0	1	79.6	3	501.3
Commitments ^f	0	0.0	0	0.0	1	200.0	5	258.7	7	284.1
242 Construction – Non-Portfolio Hospital ^b 241 Construction or Addition – Portfolio	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Hospital ^c	0	0.0	0	0.0	1	200.0	2	95.1	4	120.6
223(a)(7) Refinancing – Portfolio Hospital ^d 223(f) Refinancing or Acquisition – Non-	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Portfolio Hospital ^e	0	0.0	0	0.0	0	0.0	3	163.6	3	163.6
Endorsements ⁹	0	0.0	1	65.0	2	25.2	6	573.8	6	573.8
242 Construction – Non-Portfolio Hospital ^b 241 Construction or Addition – Portfolio	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Hospital ^c	0	0.0	1	65.0	2	25.2	3	411.5	3	411.5
223(a)(7) Refinancing – Portfolio Hospital ^d 223(f) Refinancing or Acquisition – Non-	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Portfolio Hospitale	0	0.0	0	0.0	0	0.0	3	162.3	3	162.3

^a Application data from previous months may change as data are added to the HUD database after the creation date of this report.

^b Section 242: Provides mortgage insurance for acute care hospital facility construction loans.

[°] Section 241: Insures mortgage loans to finance repairs, additions, and improvements to hospital facilities with FHA-insured first mortgages or HUD-held mortgages.

d Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

e Section 223(f): Insures mortgage loans to facilitate the purchase of a hospital facility or the refinancing of an existing hospital facility loan.

¹ Commitment data from previous months may change as data are added to the HUD database after the creation date of this report.

⁹ Endorsement data from previous months may change as data are added to the HUD database after the creation date of this report.

SOURCE: U.S. Department of HUD/FHA, May 2018.

Table 9. FHA Hospital Facilities 60+ Day Default Rate						
Calendar Year	Month	Default Rate ^a (%)				
2015	Jan	0.00				
	Feb	0.00				
	Mar	0.00				
	Apr	0.00				
	May	0.00				
	Jun	0.00				
	Jul	0.00				
	Aug	0.00				
	Sep	0.00				
	Oct	0.00				
	Nov	0.00				
	Dec	0.00				
2016	Jan	0.00				
	Feb	0.00				
	Mar	0.00				
	Apr	0.00				
	May	0.00				
	Jun	0.00				
	Jul	0.00				
	Aug	0.00				
	Sep	0.00				
	Oct	0.00				
	Nov	0.00				
	Dec	0.00				
2017	Jan	0.16				
	Feb	0.15				
	Mar	0.15				
	Apr	0.00				
	May	0.00				
	Jun	0.60				
	Jul	0.60				
	Aug	0.60				
	Sep	0.46				
	Oct	0.00				
	Nov	0.00				
	Dec	0.46				
2018	Jan	0.46				
	Feb	0.46				
	Mar	0.46				
	Apr	0.47				

^a The percentage of the total outstanding balance of FHAinsured hospital loans that are 60 days or more past due. SOURCE: U.S. Department of HUD/FHA, May 2018.

\$50 3 \$45 \$40 \$35 2 UPB (\$ millions) \$30 \$25 \$20 \$15 \$10 \$5 \$0 2016-10 2016-05 2016-06 2016-07 2016-08 2016-11 2017-01 2018-03 2018-04 2016-12 2017-02 2017-03 2017-05 2017-07 2017-08 2018-01 2018-02 2016-09 2017-04 Default UPB Default Count

Figure 8: FHA Hospital Facilities Default UPB and Count, Last 2 Years